

**CITY OF CHULA VISTA
MINUTES
MOBILEHOME RENT REVIEW COMMISSION &
SPECIAL JOINT MEETING WITH THE HOUSING ADVISORY COMMISSION**

**Monday, April 8, 2013
6:00 P.M.**

**CITY HALL COUNCIL CHAMBERS
276 FOURTH AVENUE**

CALL TO ORDER MHRRC/ROLL CALL – 6:25 P.M.

PRESENT: Rudy Gonzalez, Don Johnson, Sam Longanecker, Marco Torres

ABSENT: Steve Epstein (excused), Pat LaPierre (excused), Ramon Riesgo (excused)

1. APPROVAL OF MINUTES

❖ 1/24/13 - Member Torres motioned to approve the minutes from the meeting of 1/24/13. Member Longanecker second the motion and all present members agreed 4-0.

SPECIAL JOINT MEETINGS OF THE HAC & MHRRC

2. CITY STRATEGIC PLAN

Staff Mills provided a presentation to the Commissions regarding the draft strategic plan for the City.

Vice Chair Longanecker (MHRRC) asked how the goals, like public safety coincided with council action. Staff Mills indicated that the goals they saw in the presentation were rolled up from a larger more descriptive goal and often do not involve just one department. She proceeded to show an example.

Chair Gonzalez (MHRRC) asked about the staff investment into these goals and whether performance goals would be tied into these. He further asked what the cost to the city was to put this together and what the financial return was. Staff Mills indicated that the city did not currently have a pay for performance in place but the plan helps to define roles and importance of the goal in the larger picture of the city. For instance public safety is often just looked at regarding Police and Fire, however recognition is not always given to others that maintain equipment or provide services that keep residents safe within the city.

Vice Chair Longanecker (MHRRC) added an example of this. He had sent a letter in to the city complimenting the grounds crew at Rohr Park. The City Manager took the letter and went out to the park staff to acknowledge their work.

Chair Gonzalez (MHRRC) made a point that he would like staff to be careful in describing the city as east and west. Staff Mills responded that staff often refers to the I-805 split because different tools are generally required on either side of the city for development and maintenance.

Member Uy (HAC) added that departments can add value to goals like IT, and Share Point software was a good example of this.

3. HOUSING ELEMENT ANNUAL PROGRESS REPORT

Staff Kurz provided a presentation, reference Exhibit 1, of the Housing Element goals and policies for the period of 2005-2010. She indicated that the City was in process of adopting a new Housing Element for the period of 2013-2020.

Member Johnson (MHRRC) indicated that he had first hand experience with rehabilitation loans through the Title 25 inspection process and the consequences of not having funds available to help people that are unable to pay for repairs to meet the Title 25 requirements. He added he always looked at the loans as an investment in the people not the unit. He added that the City does have other programs such as Christmas In October that utilize volunteers and have traditionally focused on single family homes, but

Mobilehome Rent Review Commission

Minutes

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maybe could be replicated for mobilehomes. He also commented that maybe the City could work with the State to design units suitable for replacement in some of the smaller trailer spaces.

Member Uy (HAC) asked if funds could be utilized for first-time homebuyer opportunities in mobilehomes versus rehabilitation in units that may be at their useful life. Staff Kurz replied that this is something we could look into further, but there would be unique issues with this type of program.

Member Torres (MHRRC) asked if income levels in parks are such to qualify residents and what percent of units are nearing their useful life. Staff Kurz replied that we do not know income levels of persons; however a large number of residents would qualify. She added that more than 50% of the units in Chula Vista are nearing useful life or an age where we would anticipate significant rehabilitation is needed.

Chair Gonzalez (MHRRC) asked if staff has considered sources outside of the City and added that a bullet should be added to the strategic plan regarding. He further asked if banks have CRA credits that they need and might consider private investment. Chair Minas (HAC) indicated it is at an individual banks discretion.

Penny Vaughn, President of Chula Vista Mobilehome Residents Association and GSMOL representative – Ms. Vaughn expressed that she felt the maintenance of units was more relevant than age. She indicated that financing units is an issue these days and it is expensive to move units. She expressed that any CHIP program should have loan-to-value requirements and she felt an on-call appraiser could be utilized to assist with these efforts.

Chair Gonzalez and Member Johnson (MHRRC) expressed their interest in staff providing information on what incentives can be offered by the city to promote new development of mobilehome parks.

Staff Hines indicated that staff is not prepared to discuss incentives to promote new mobilehome park developments this evening, but clearly there is a desire to discuss this further at upcoming meetings.

4. STAFF REPORTS

None.

5. MEMBER'S COMMENTS

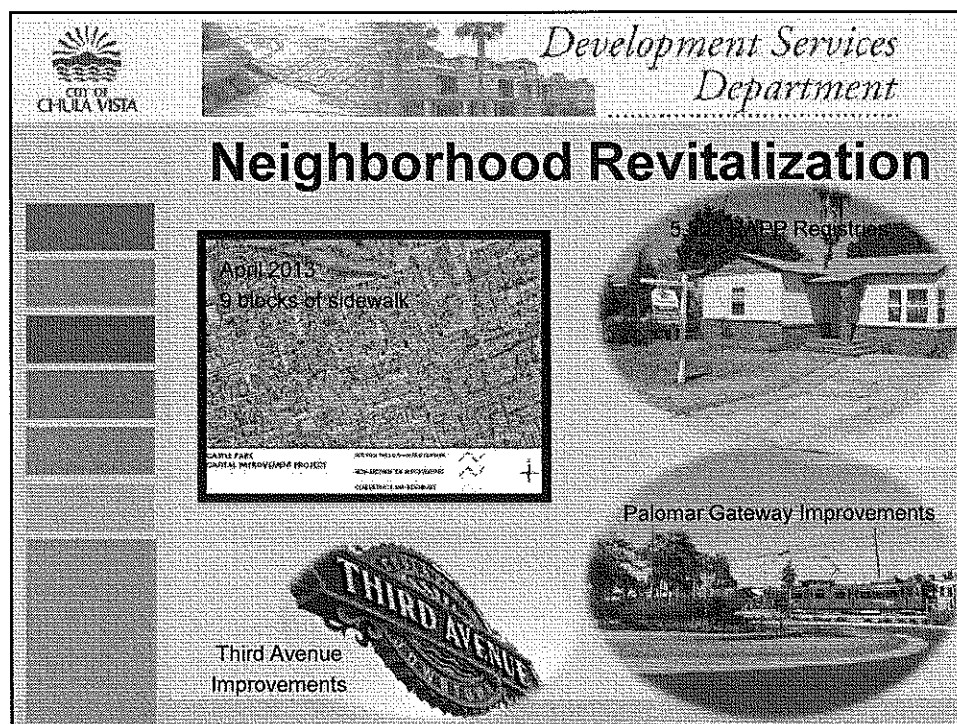
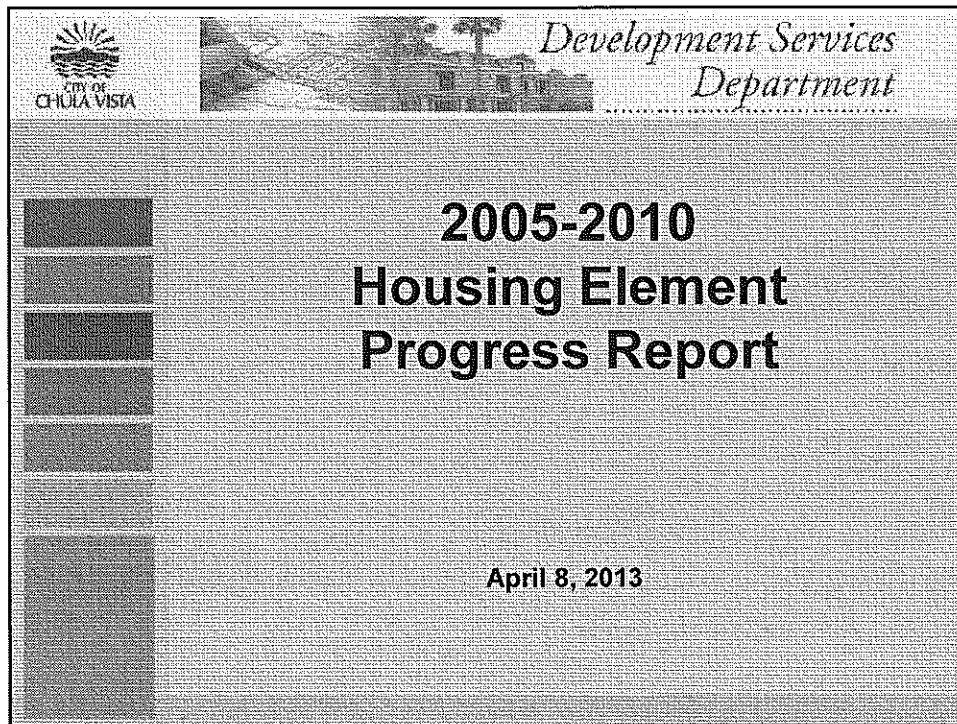
None.

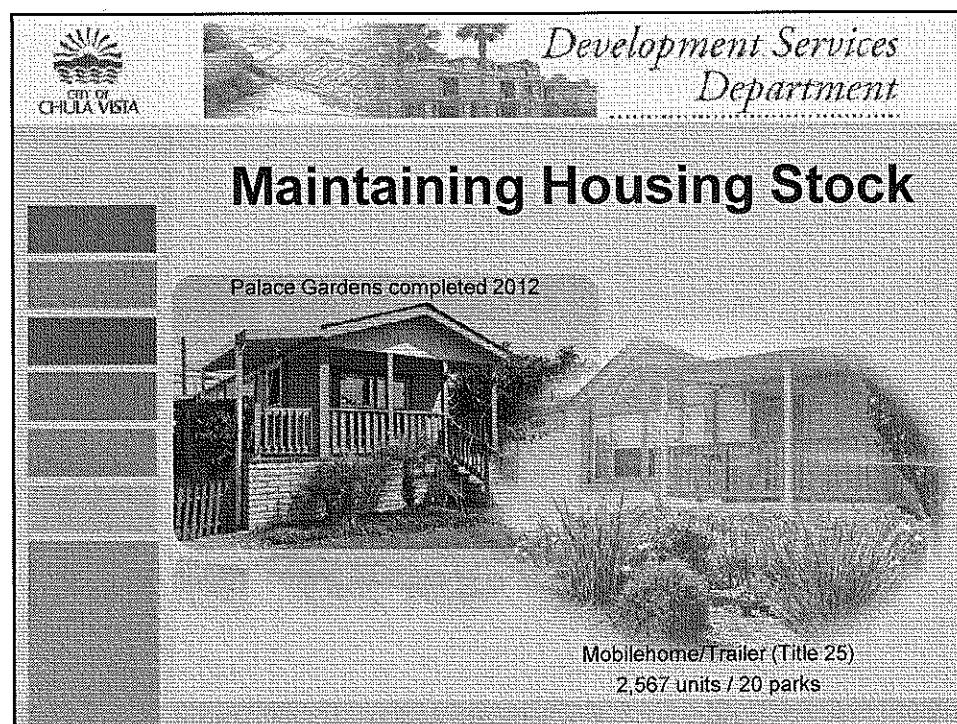
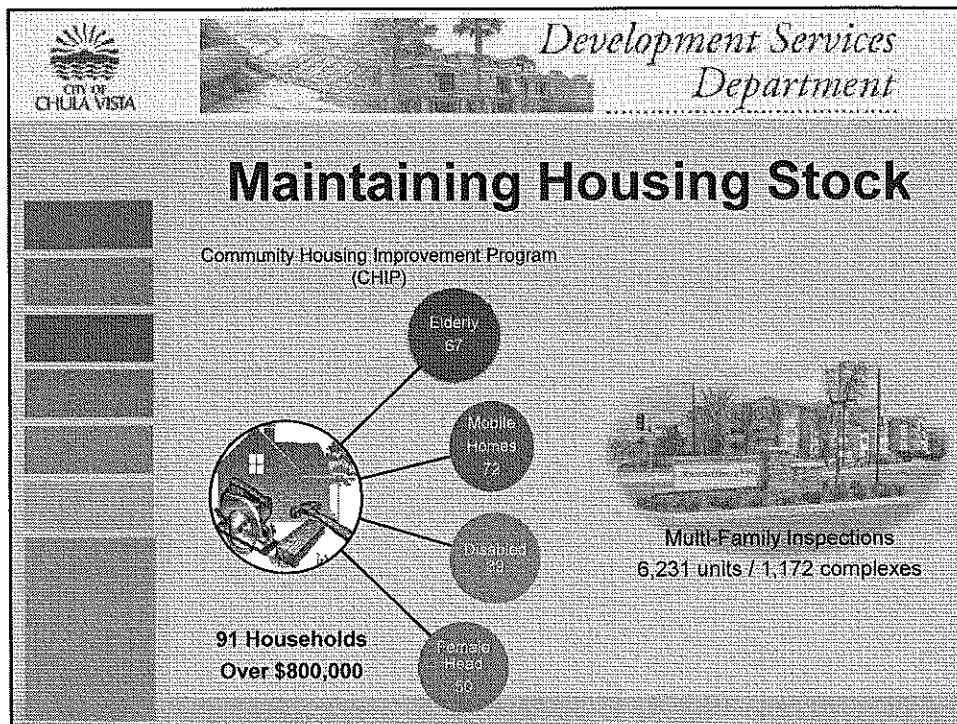
6. ORAL COMMUNICATIONS

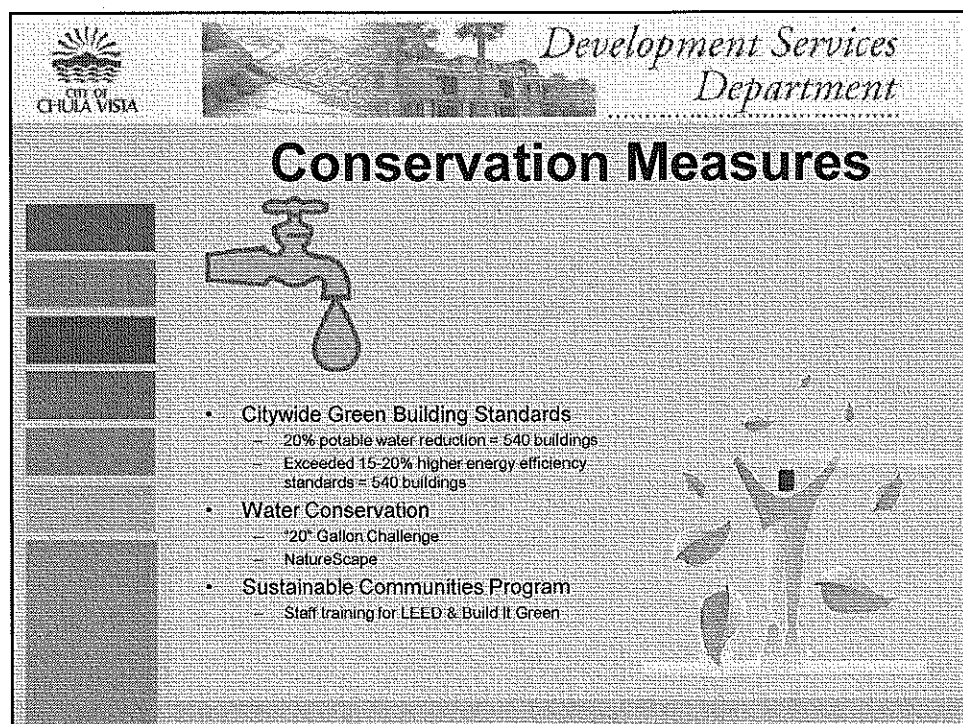
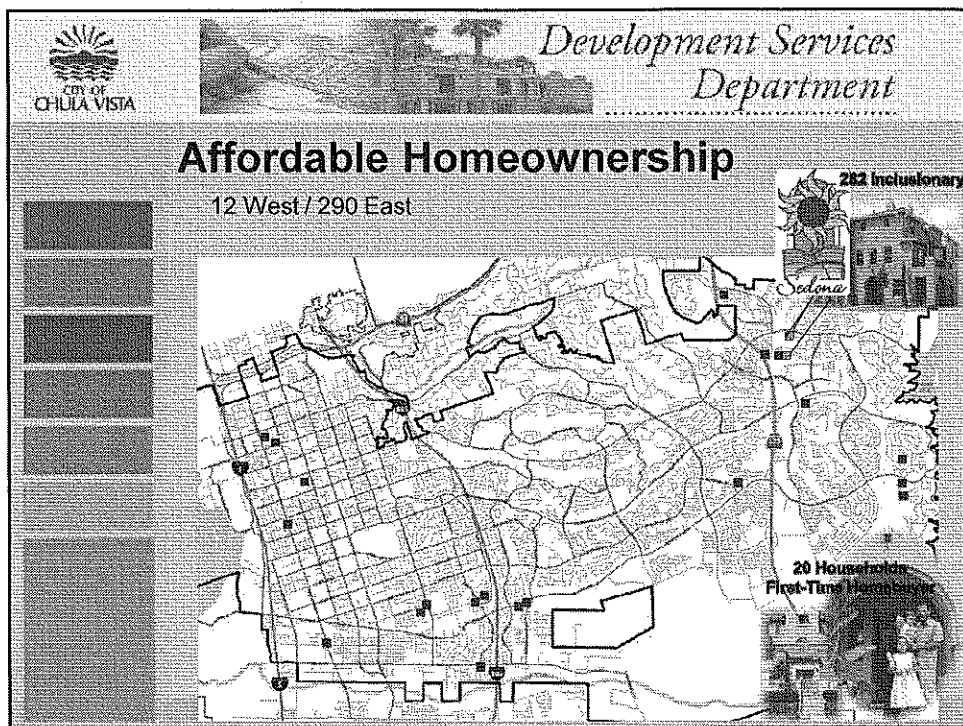
None.


7. ADJOURNMENT – MHRRC Meeting was adjourned at 8:03 p.m. when Member Johnson motioned to adjourn with a second from Member Torres, to the next regular meeting of July 18, 2013

Recorder, Stacey Kurz








 *Development Services Department*

Affordable Rental Housing

Acquisition & Rehabilitation

469 Units

- Conover**: 2 units < 50% AMI
- Palomar**: 40 units < 60% AMI
- Trenton**: 7 units < 50% AMI
- Glover**: 4 units < 50% AMI
- Congregational Towers**: 104 units < 50% AMI
- Old Terrace**: 105 units < 60% AMI

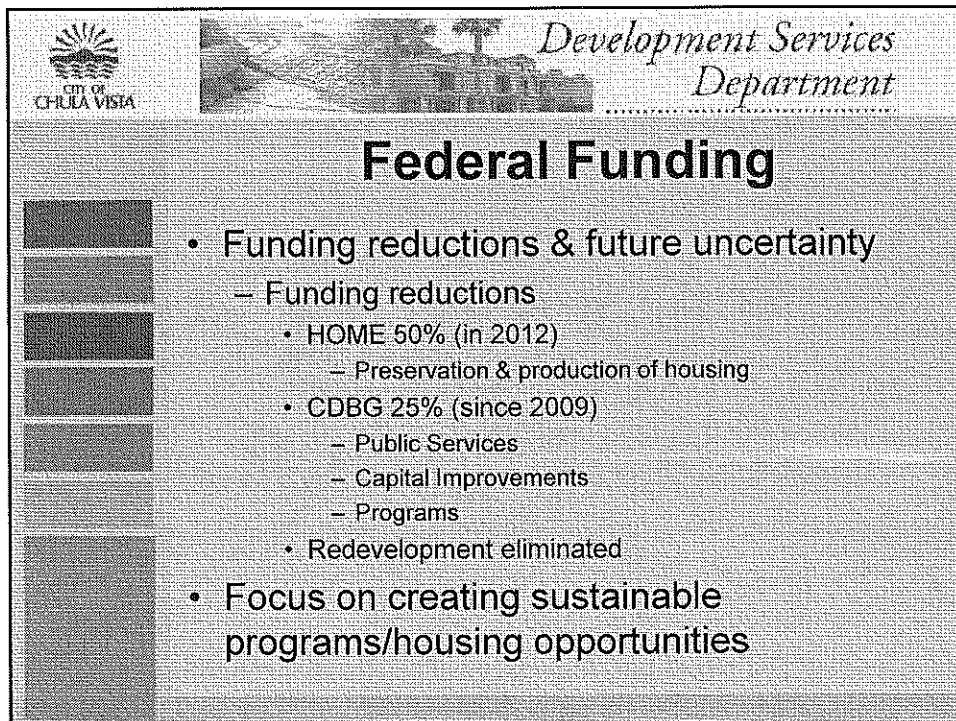
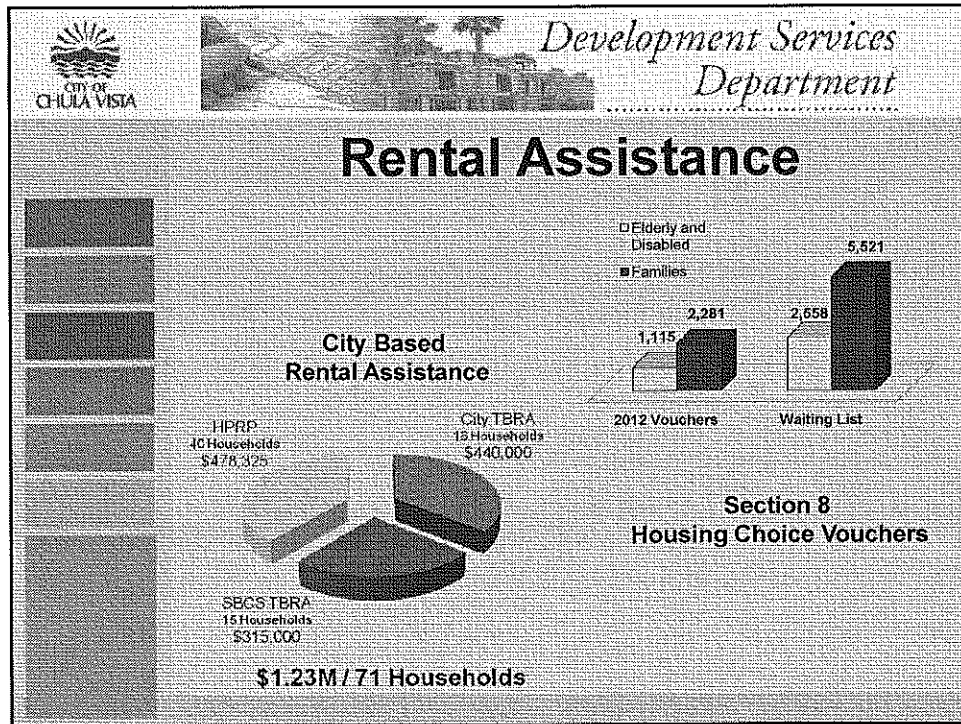
 *Development Services Department*



Affordable Rental Housing

New Construction

406 East 94 West



- Landings 1&2**: 238 units < 80% AMI
- Seniors on Broadway**: 21 units Senior < 50% AMI
- Los Vecinos**: 42 units < 60% AMI
- Rosina Vista**: 28 units Up to 120% AMI
- Brisa del Mar**: 105 units Up to 120% AMI



*Development Services
Department*

CHIP - Current Program

- 80% of CHIP participants were Mobilehome owners
- \$15,000 maximum in rehabilitation assistance
 - < 50% AMI
 - \$8,500 0%, 5 year forgivable
 - \$6,500 0% deferred loan
 - 50-80% AMI
 - Standard 3% loan

*Development Services
Department*

Mobilehome Community Issues

- Desire to preserve MHP zones
- Aging housing stock
- Loan to Value ratios
- Securing City's investment